

Older Adult Housing Update

50+ Committee

Regina Coyle, Special Projects Coordinator Department of Planning & Zoning

September 19, 2017





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50+ Community Action Plan



- Initiatives Related to Increasing the Supply of Older Adult Housing in Fairfax County
- Zoning Activity Related to Accessory Dwelling Units
- Zoning Activity Related to Independent and Assisted Living Facilities
- Update on the "Congregate Care Community" Zoning Ordinance Amendment



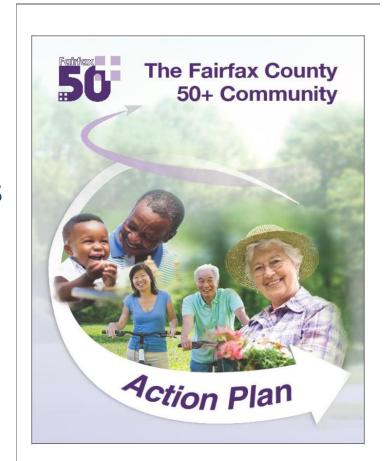


50+ Community Action Plan



- Neighborhood-Based, Older Adult Housing Options
 - Aging in Place
 - Aging Close to Support Systems

- Older Adult Housing Options in Emerging Walkable, Mixed-Use Communities
 - Older and Younger Adults
 Desire Similar Amenities





Older Adult Housing Opportunities



Older Adult Housing Policies & Regulations in Fairfax County

The Comprehensive Plan and Zoning Ordinance are among the tools used to guide land development in Pairfax County. The Comprehensive Plan includes several policies that support increasing the number and variety from the property of the provides for use and location regulations for the various housing options available to older adults. Likewise, the Zoning Ordinance provides for use and location regulations for the various housing options available to older adults. A nummary of a few of these policies and regulations is provided here to assist with planning and development of older adult housing in Pairfax County. More detailed information can be obtained from the Pairfax County Comprehensive Plan and the Pairfax County Zoning Ordinance.



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Universal Désign Principles

Comprehensive Plan Policies

Increasing Supply

- Increase the supply of housing available to older adults and other special populations in all areas of the County including transit-oriented developments (TODs).
- Provide for a range of housing opportunities by incorporating a mix of housing types and sizes for different income levels.
- Encourage universal design in the development of affordable and market rate housing to increase age-in-place options and facilitate optimal independent living.

Location Guidelines for Multi-Family Older Adult Developments

- Public transportation and community services should be located within reasonable walking distance and should be accessible via paved, lighted and secure walkways. If neither public transportation nor community services are within a short walking distance, the development should provide shuttle bus service access to community services.
- The topography of the site and that between the site and nearby destinations should be considered when siting residential developments for older adults. Pedestrian facilities should not be located on slopes greater than 5-8% and such slopes should not be continuous for more than 75 feet.

Develop Older Adult Day Health Centers

- Ensure programmatic integration by co-locating adult day health centers with senior centers and senior housing, where feasible.
- Locate centers in or near residential communities to minimize transportation requirements of families.

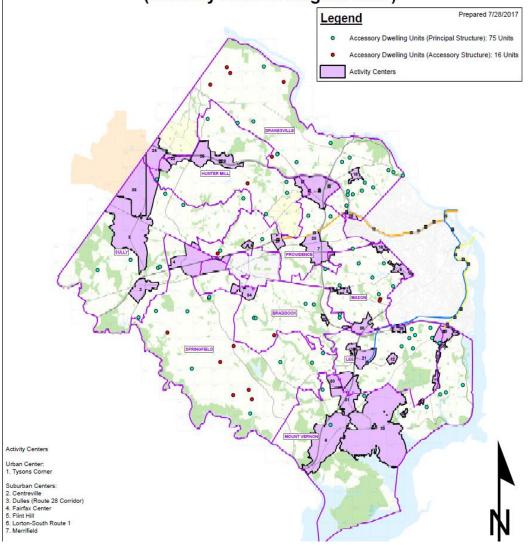


Older Adult Housing Activity



Accessory Dwelling Unit Zoning Activity

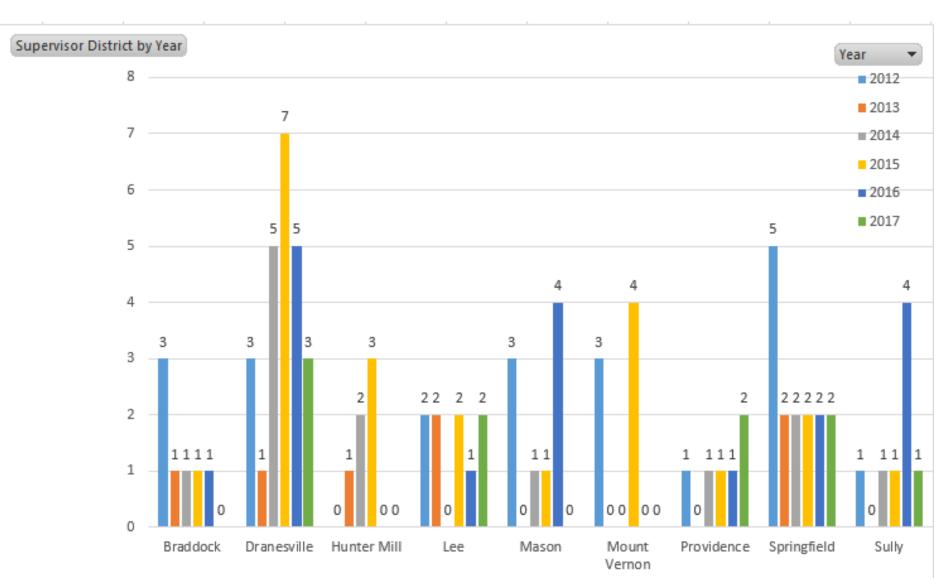
(January 2012 to August 2017)





Accessory Dwelling Unit Housing Activity



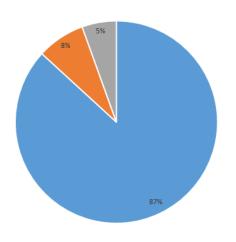




Accessory Dwelling Unit Special Permit Activity

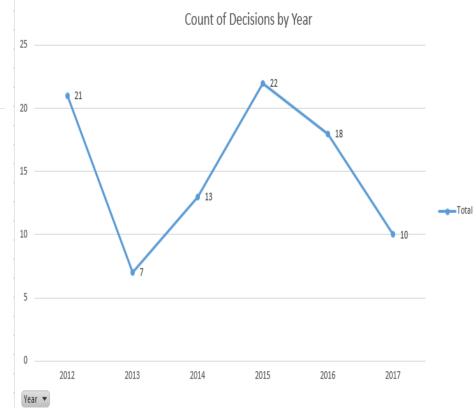














7. Merrifield

Annandale
 Baileys Crossroads

Community Business Centers:

Approved 2/14/2017

Fairfax 50+ Community Action Plan



Older Adult Housing Zoning Activity

(January 2012 to August 2017) Prepared 8/09/2017 SE 2016-HM-024 PRC-C-378 Approved: 862 Independent Living Units; 885 Assisted Living Units In Review: 222 Independent Living Units; 233 Assisted Living Units 91 assisted living units Denied: 0 Independent Living Units: 73 Assisted Living Units RCA-A-936 PCA-A-936-03 DPA-A-936-05 Activity Centers: Approved 100 Independent Living Units; 130 Assisted Living Units 222 Colts Neck Road, LLC Approved 4/26/2016 91 Independent living units 135 assisted living units In Review 130 Independent Living Units; 0 Assisted Living Units SE 2015-HM-013 Singh Properties II, LLC Approved 2/2/2016 PCA 87-C-060-13 . FDPA 87-C-060-18-02 McNair Seniors Apartments, LP In Review 135 assisted living units 139 assisted living units (previously approved) RZ 2016-HM-024 JBG/1831 WIEHLE, LLC & EYA Development LLC & The Chevy Chase Land Company of Montgomer RZ 2012-SU-010 . FDP 2012-SU-010 Northern Virginia Health Investors, LLC Approved 3/19/2013 100 Independent living units SEA 94-D-002-02 sley Hamel Lewinsville LLC Approved 3/3/2015 82 Independent living units SEA 84-P-129-04 . PCA 84-P-114-04 SE 2016-DR-001 Areden Courts - Fair Oaks of Fairfax VA, LLC Approved 3/14/2017 64 assisted living units SE 2014-SU-010 CSH Artisan Fairfax, LLC Approved 12/2/2014 SE 2012-MA-017 Approved 4/9/2013 104 assisted living units Older Adult Housing Unit Approvals by Year ☐ Sum of Independent Living Units ■ Sum of Assisted Living Units 341 270 PCA 94-Y-020 PCA 82-S-077-04 Arden Courts of Centreville VA. LLC 222 RZ 2017-SP-017 . FDP 2017-SP-017 Shelter Development, LLC 78 assisted living units PCA 89-A-001-02 . PCA 87-A-011-02 100 Approved 9/25/2012 91 270 Independent living units 60 assisted living units 60 48 RZ 2014-SP-015 . SE 2014-SP-060 Activity Centers Sunrise Development, Inc. Approved 7/28/2015 Artis Senior Living, LLC Approved 7/26/2016 Urban Center: 85 assisted living units 2012 2013 2014 2015 2016 2017 In Review 1. Tysons Corner FDPA 2002-MV-040-02 Lorton Al Investors, LLC Subruban Centers: Approved 7/8/2015 108 assisted living units 2. Centreville 3. Dulles (Route 28 Corridor) RZ 2014-LE-010 . SEA 2005-LE-028 . SEA 2005-LE-027-0 4. Fairfax Center Piney Run Elm Investments LLC Approved 6/23/2015 5. Flint Hill 6. Lorton-South Route 1 259 Independent living units



CONTACT INFORMATION



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